



# FOR SALE

**Albany Avenue,  
Westcliff-On-Sea SS0 7AQ**

£260,000 Freehold Council Tax Band - B

4 1 1 1227.10 sq ft

- Four Bedrooms
- Open Through Lounge/Diner
- Double Glazed Windows
- South Backing Garden
- Possibility To Extend With Correct Planning
- No Onward Chain
- In Need Of Full Refurbishment
- Walking Distance To Southend Victoria Station
- Close To Southend City Centre
- Ground Floor Bathroom

Selling & letting all types of property in Chalkwell, Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

This Four bedroom house is in need of complete refurbishment throughout, including the installation of new electrics and gas central heating and is being Offered with no onward chain.

Viewings by appointment only during daylight due to electric not being on.

The property spans 1,227 square feet, with an EPC rating D.

Call to arrange a viewing.

### Measurments

Lounge - 13'11 x 11'4 (4.26m x 3.47m)

Dining Room - 11'10 x 9'4 (3.63m x 2.85m)

Kitchen - 9'10 x 12'7 (3.01m x 3.85m)

Bathroom - 9'3 x 5'7 (2.82m x 1.71m)

Bedroom 1 - 11'8 x 9'5 (3.58m x 2.89m)

Bedroom 2 - 11'5 x 7'6 (3.49m x 2.29m)

Bedroom 3 - 9'9 x 9'2 (2.98m x 2.80m)

Bedroom 4 - 8'3 x 7'0 (2.54 x 2.14m)

### Ground Floor

The hallway leads to the lounge/diner and then continues through to the kitchen and the bathroom is to the rear of the ground floor.

### First Floor

The first floor consists of four spacious bedrooms and a w/c. There is loft access from the landing.

### External

Shrubbery to the front of the property and rear south backing garden with fence to all boundaries.

### School Catchment

The Westborough Primary and Infant School  
Chase High School

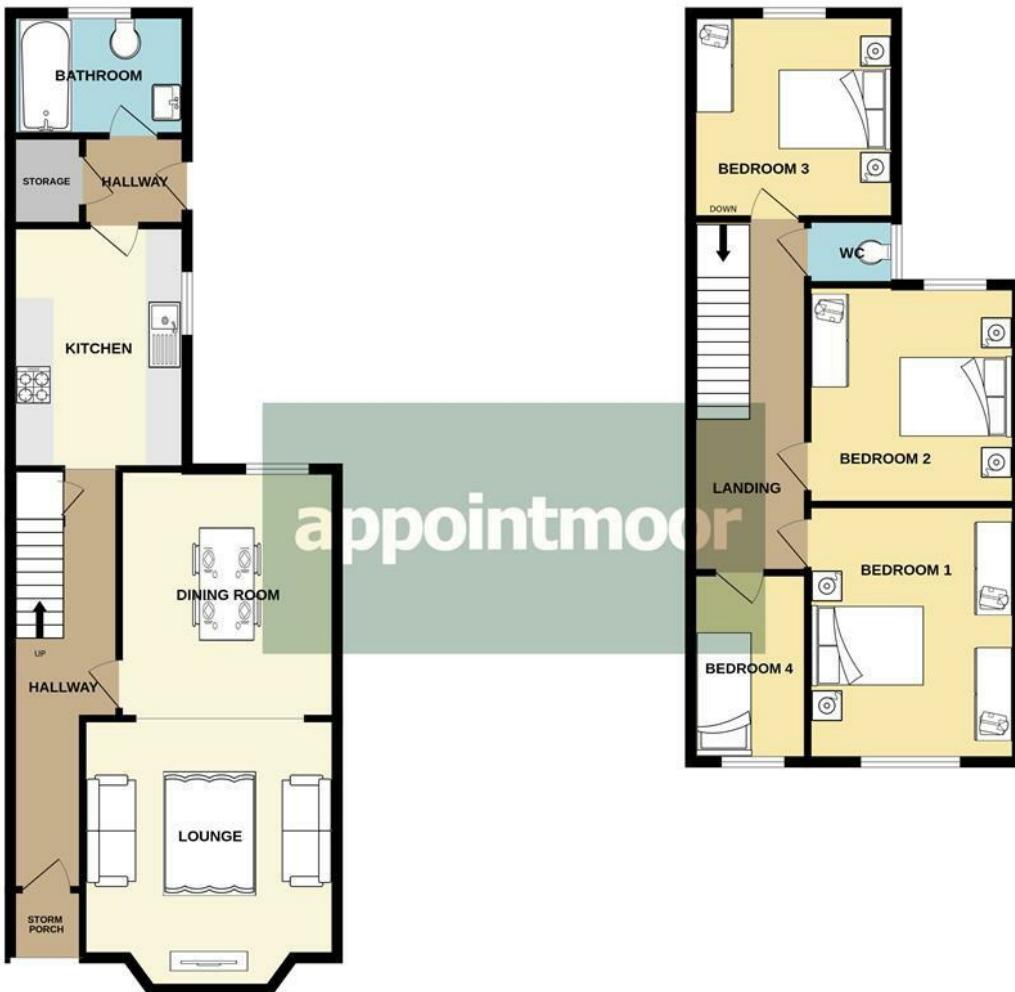
### Location

Set within walking distance to Southend Mainline Station and Southend City Centre.

### Tenure

Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

# appointmoor

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